



WEST ROXBURY DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

West Roxbury

Boston

TOTAL POPULATION

(US Bureau of the Census)

2000	28,753	589,141
1990	29,706	574,383
% Change 1990-2000	-3.2%	2.6%

LAND AREA (Sq. Miles)	5.4	47.6
------------------------------	------------	-------------

DENSITY, Persons per Square Mile

2000	5,325	12,377
1990	5,501	12,067

OPEN SPACE, 1999, Percent of Neighborhood Land Area	34.1%	20.7%
--	--------------	--------------

RACE & ETHNICITY, 2000 Number and Percentages

(US Bureau of the Census)

White	24,029 (84%)	291,561 (50%)
Black	1,718 (6%)	140,305 (24%)
Hispanic	1,309 (5%)	85,089 (14%)
Asian or Pacific Islander	1,090 (4%)	44,280 (8%)
Native American	58 (<1%)	1,517 (<1%)
Other	75 (<1%)	8,215 (1%)
Multi-Racial	474 (2%)	18,174 (3%)

TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)

English	18,248 (79%)	322,119 (68%)
Spanish	932 (4%)	57,005 (12%)
Greek	654 (3%)	2,911 (<1%)
Arabic	519 (2%)	2,637 (<1%)
Italian	488 (2%)	6,508 (1%)
Chinese	317 (1%)	15,151 (3%)

AGE, 2000 Number and Percentages

(US Bureau of the Census)

Under 18	5,679 (20%)	116,559 (20%)
18-64	17,283 (60%)	411,246 (70%)
65+	5,791 (20%)	61,336 (10%)

WEST ROXBURY DATA PROFILE (Continued)

West Roxbury

Boston

MEDIAN HOUSEHOLD INCOME, 1999
(US Bureau of the Census)

\$54,860

\$39,629

POVERTY, 1999, Number & Percentages
(US Bureau of the Census, HUD Adjusted Poverty Universe)

1,786 (6.4%)

109,128 (19.5%)

LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages
(US Bureau of the Census, HUD Adjusted Low/Mod Universe)

10,6312 (36.9%)

311, 414 (56.2%)

HOUSEHOLDS & TENURE, 2000
(US Bureau of the Census)

Occupied Housing Units

12,083

239,528

Percentage Owner-Occupants

64.1%

30.7%

HOUSING COSTS, 1999

(US Bureau of the Census, specified renter households)

Renters Paying More than 35% of Household
Income Towards Rent

27.4%

32.1%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>West Roxbury</u>	<u>West Roxbury</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2003	409	\$340,000	7,195	\$340,000
2002	513	\$322,000	7,878	\$315,000
2001	439	\$265,000	6,550	\$267,750
2000	473	\$235,000	7,687	\$235,000
1999	502	\$215,000	8,298	\$184,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	1 (0.2%)	22 (0.3%)
2002	1 (0.2%)	42 (0.5%)
2001	2 (0.5%)	32 (0.4%)
2000	4 (0.8%)	75 (0.9%)

ABANDONDED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	2 (0.03%)	264 (0.3%)
	Commercial/Mixed	1 (0.4%)	184 (2.3%)
2002	Residential	1 (0.01%)	304 (0.4%)
	Commercial/Mixed	2 (0.8%)	176 (2.2%)

WEST ROXBURY DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>West Roxbury</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	6,506	83.9%	91.2%	29,959	39.5%	84.3%
Two Family	1,010	13.0%	69.5%	18,208	24.0%	72.3%
Three Family	99	1.3%	56.6%	15,643	20.6%	54.6%
Total 1, 2, 3 Family Properties	7,615	98.2%	87.9%	63,810	84.0%	73.6%
Four-Six Family	26	0.3%	23.1%	2,858	3.8%	27.7%
Apartment Buildings	26	0.3%	0%	2,373	3.1%	5.4%
Mixed Residential/Commercial	30	0.4%	13.3%	2,283	3.0%	15.0%
Condominium Associations	59	0.8%	N/A	4,615	6.1%	N/A
Condominium Units	1,568	N/A	63.1%	41,207	N/A	53.2%
Total Residential & Mixed Properties	7,756	N/A	N/A	75,939	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>West Roxbury</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	9	\$14,375,658	156	\$443,094,876
2002	6	\$3,101,000	211	\$1,201,863,406
2001	4	\$4,265,000	182	\$782,877,160
2000	10	\$6,334,386	266	\$1,550,779,618